

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: ____/____/____

BY CZAB # _____

RECEIVED
MAY 28 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____
DATE RECEIVED STAMP _____

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-2-C214-1

Filed in the name of (Applicant) Estates of Biscayne, Inc.

Name of Appellant, if other than applicant same

Address/Location of APPELLANT'S property: North of SW 288 St. bwtween
SW 172 Ave. & 174 Ave.

Application, or part of Application being Appealed (Explanation):

Entire Appealable Application

Appellant (name): Estates of Biscayne, Inc.

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

No evidence, testimony or facts to support the decision.

Denial

Denial of the application was arbitrary.

APPELLANT MUST SIGN THIS PAGE

Date: 27th day of May, year: 2004

Signed

Jeffrey M. Flanagan, Esq.

Print Name

999 Ponce De Leon Blvd, Suite 1000

Coral Gables, FL 33134
Mailing Address

305-444-1500

Phone

305-443-8617

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 27th day of May, year 2004

Jessica Espinosa
Notary Public



Jessica Espinosa
Commission # DD273053
Expires: Dec. 7, 2007
Aaron Notary
1-800-350-5161

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Jeffrey M. Flanagan, Esq. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Zeporia Kettles
Signature

[Signature]
Appellant's signature

Zeporia Kettles
Print Name

JEFFREY M. FLANAGAN
Print Name ATTORNEY FOR APPELLANT

[Signature]
Signature

Davin Diaz
Print Name

Sworn to and subscribed before me on the 27th day of May, year 2004.

Appellant is personally know to me or has produced _____ as identification.



Jessica Espinosa
Commission # DD273053
Expires: Dec. 7, 2007
Aaron Notary
1-800-380-8161

[Signature]
Notary
(Stamp/Seal)

Commission Expires: